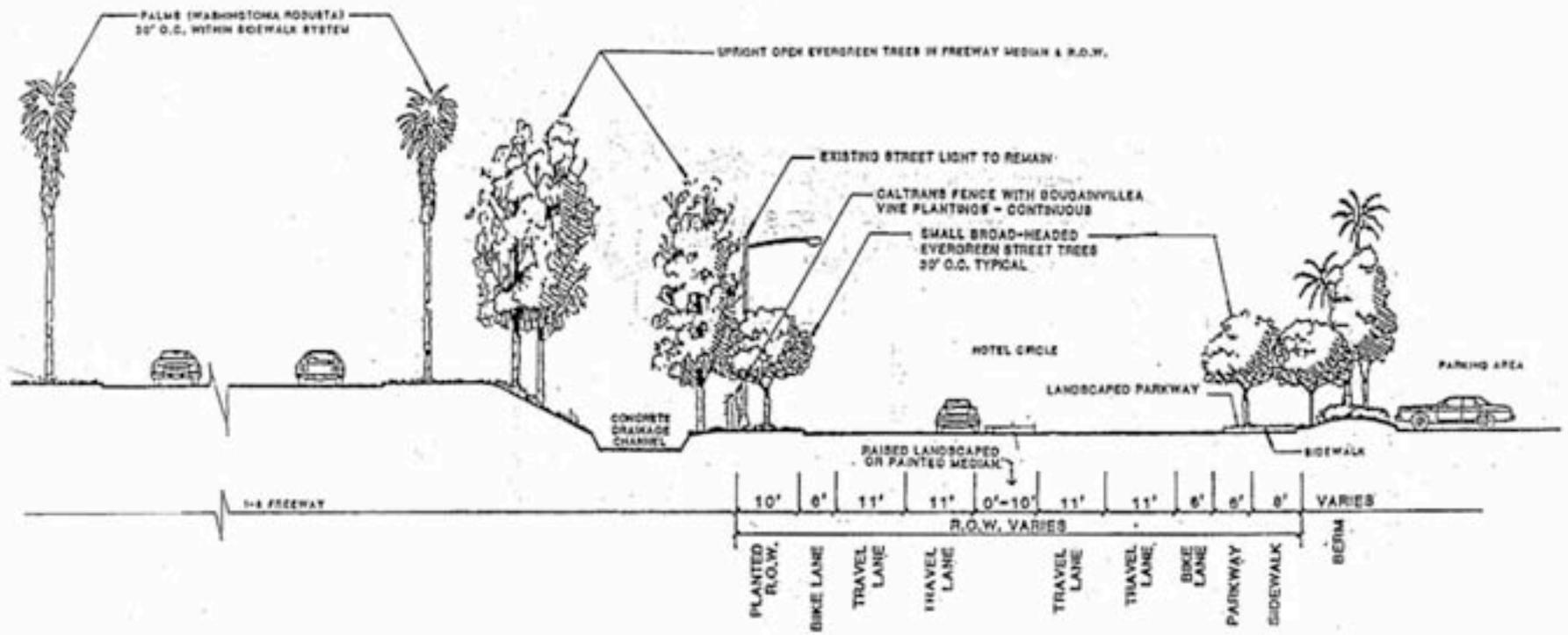


Proposed Hotel Circle Streetscape Plan  
 North and South Typical  
 Atlas Specific Plan





**Proposed Hotel Circle Streetscape  
 Section North and South – Typical**

Atlas Specific Plan



#### Low Shrubs (in median and adjacent to street)

- o Moraea bicolor
- o Agapanthus africanus
- o Hemerocallis aurantiaca
- o Lantana montevidensis
- o Lantana camara
- o Raphiolepis indica (small varieties)
- o Rosmarinus officinales
- o Pittosporum tobira "wheeler's dwarf"
- o Ceanothus griseus horizontalis
- o Acacia ongerup
- o Carissa grandiflora (low varieties)

#### Shrubs

- o Abelia grandiflora
- o Elaeagnus pungens
- o Photinia fraseri
- o Nandina domestica
- o Pittosporum tobira "variegata"
- o Raphiolepis indica
- o Plumbago capensis
- o Rhus integrifolia
- o Rhus ovata
- o Heteromeles arbutifolia

#### Groundcovers

- o Gazania species
- o Hedera helix
- o Delosperma alba
- o Potentilla verna
- o Vinca major/minor

#### Vines (along freeway fence)

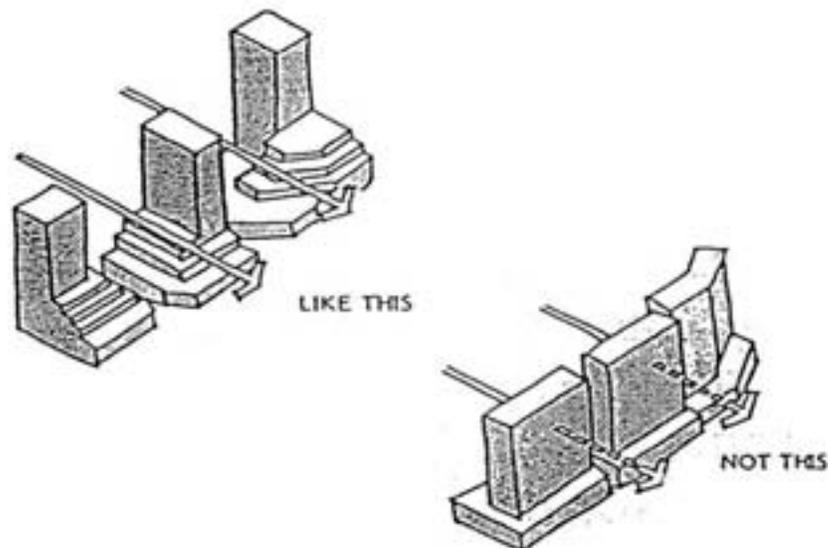
- o Bougainvillea species
- o Doxanthus unguis-cati
- o Solanum jasminoides
- o Tecomaria capensis
- o Cissus antarctica

#### 4. Site Planning Criteria

The location and "footprint" of a structure on each individual parcel is as important as the "design" (aesthetically speaking) of the building itself. Because of the variety of lot sizes and uses, special attention must be given to the location of each structure.

### Concepts and Criteria

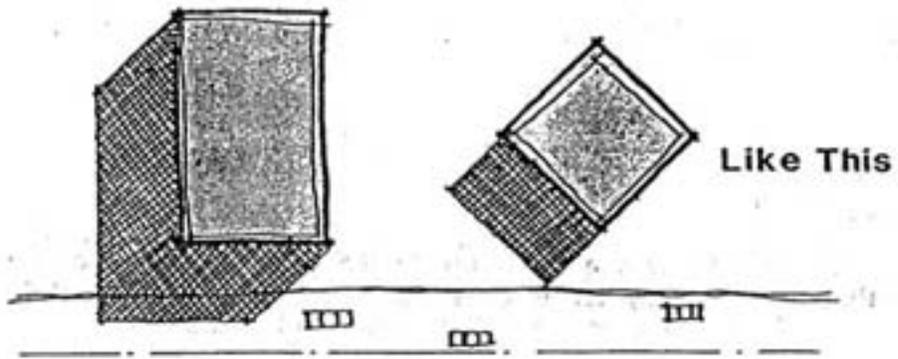
- o In general, plazas and courtyards shall be oriented to the sun whenever possible with the buildings clustered to make the most efficient use of the site. Large landscaped open areas for human use and the development of vistas to the river and other open areas shall be created.
- o In general, 30' of landscaped buffer area except for driveways and/or drives should be provided adjacent to major streets. Parking lots or structures should not be permitted in these landscaped buffer areas except for specific conditions described and illustrated in this Specific Plan. Refer to the Site Specific Design Criteria, Section V.C., for exceptions. For existing developed sites where no additional development is proposed, the restriping of parking lots, use of compact stalls, use of parallel parking and other appropriate design techniques shall be studied to achieve the maximum landscape buffer possible where this 30' criteria is infeasible.



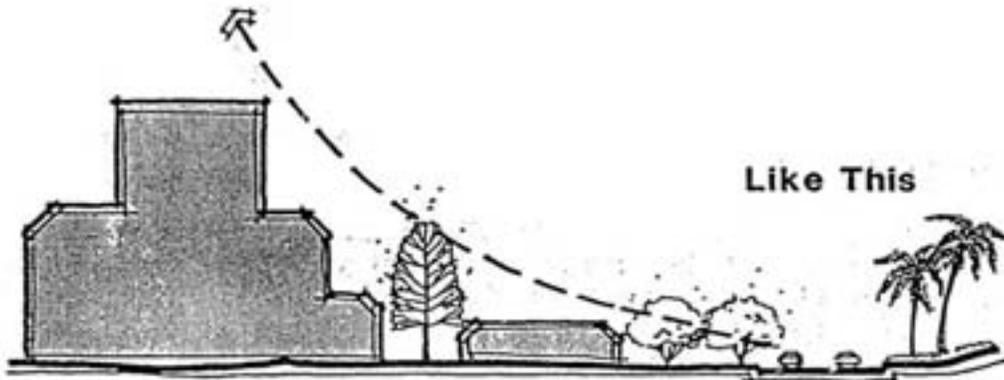
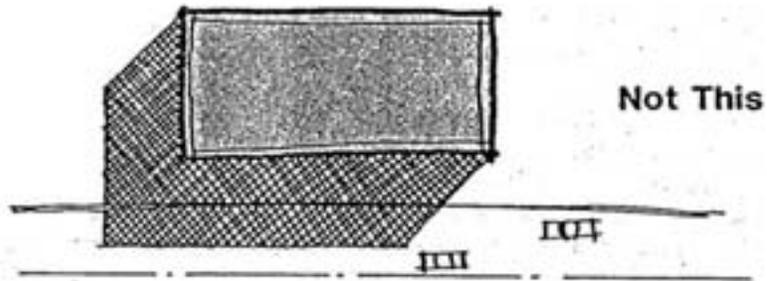
### **Orient Buildings to Create View Corridors**

- o High rise buildings should be located north and east of outdoor plaza areas. This eliminates plaza areas that receive little sun.
- o Outdoor plazas in individual projects shall be linked to pedestrian walkways within streetscape areas and to the river corridor.
- o The orientation of buildings, especially those in clusters, shall be carefully designed to consider and/or create view corridors.

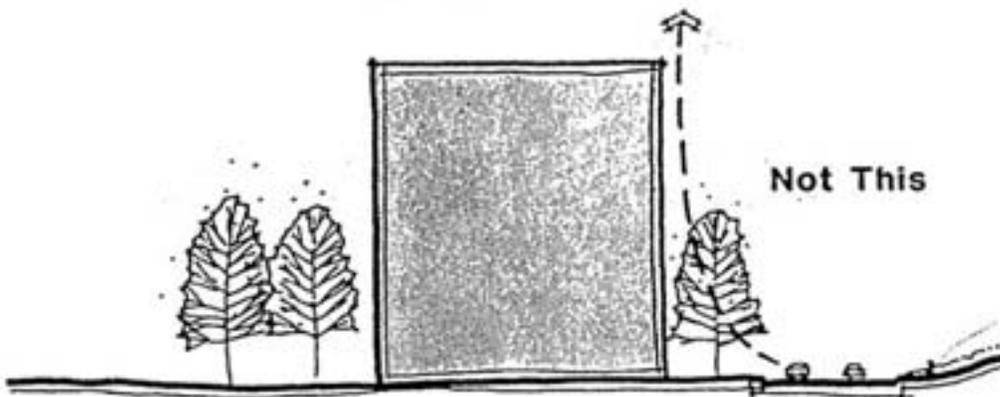
Additional specific site planning criteria for each of the Atlas Specific Plan sites are contained in the site specific design recommendations section of the Urban Design Element of this Specific Plan.



**Orient Buildings so that a Corner or Narrow Side Faces the Road and River**



**Graduated Setback to Height Ratios Provide for Open Streetscape Scenes and Eliminates Walled Feeling Along the Road**



**Tall Structures Next to Road Create a Walled Effect for Both Pedestrian & Highway Users**

## 5. The River Corridor

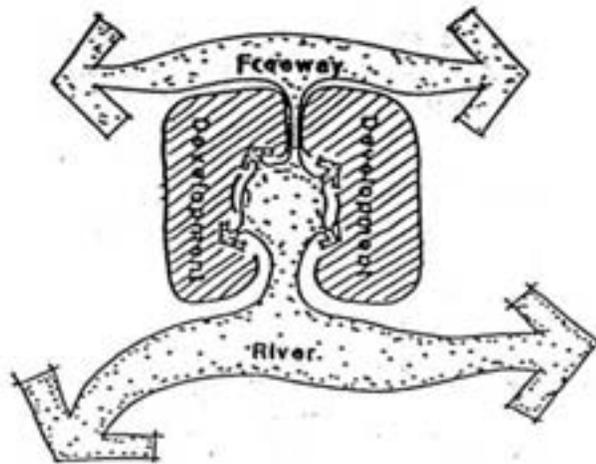
The San Diego River should play a vital role in the urban design process for the Atlas Specific Plan area. In addition to physically crossing the Town and Country, Hanalei Hotel, and Hanalei Tower sites, the river symbolically connects all the sites in the valley. The San Diego River is, perhaps, the single most important resource or amenity on the site. In urban Mission Valley, the river has the potential to provide natural and useable open space, recreational opportunities and aesthetic enhancement. In addition to the human benefits the river can provide, the river area on and adjacent to the Atlas Specific Plan area sites is part of a major freshwater wetland system complete with a variety of established riparian habitats.

The San Diego River through Mission Valley is a significant aesthetic and economic asset of the community. It provides visual and physical relief from the intensifying urbanization in the Valley. As a linear green space, the river corridor unifies the community accentuating the natural setting of the Valley. As the Valley continues to develop as a major urban center, the need for accessible useable open space will increase. The river corridor has the potential to become a regional attraction, drawing residents and visitors to the area. This will, in turn, draw spending money into the area and provide greater demand for visitor-oriented services. The unique setting of the river and wetland habitats also adds to the value of property in the area. The addition of a flood control facility may make more land available for development. Existing development, however, has essentially ignored the river, choosing instead to orient away from it. The Atlas projects will, as previously mentioned, utilize the river as the symbolic spine of the project where applicable. Realizing the importance of the river and its associated vegetation and wildlife, the river must maintain its "natural" integrity.

In order to create and maintain a viable wildlife corridor within the floodway proper, it is necessary to protect the native habitat areas from excessive human disturbance. A degradation of both the native habitats and their use by wildlife can occur through either noise, visual or direct physical disturbance. These same forms of disturbance can also degrade the aesthetic value of the river corridor for human use. For these reasons, buffers shall be provided and activities shall be restricted along and within the floodway. Buffers planted with native species of coastal sage scrub and native trees are needed to protect the river's habitat and to create greater edge and diversity. Within these buffers there will be, however, opportunities for pedestrian and bicycle circulation systems. These circulation systems will allow people to experience the river without actually entering sensitive vegetation or wildlife habitat areas.

### Concepts and Criteria

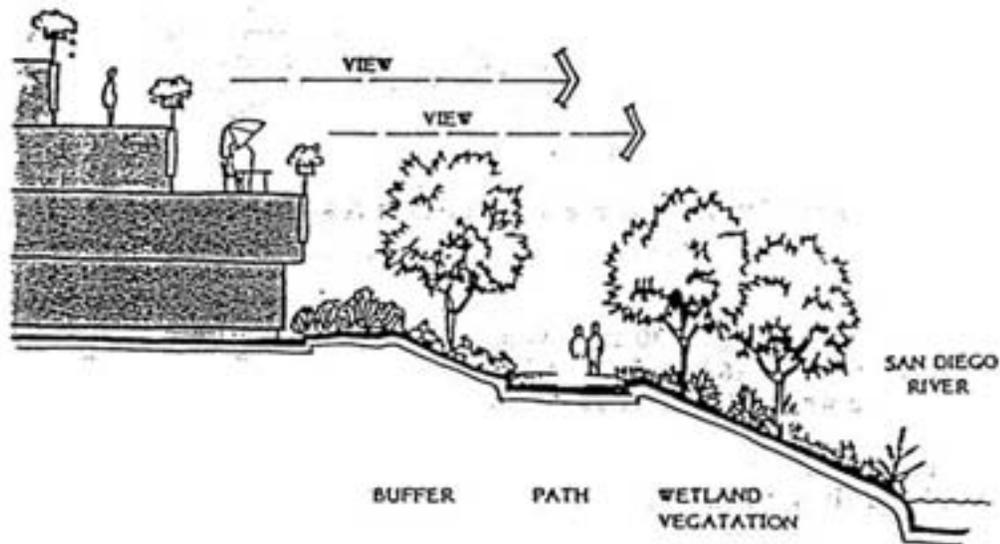
- o The treatment of the river corridor shall comply with the San Diego River Wetlands Management Plan Design Criteria, except as modified by this Specific Plan.
- o Viewsheds into and across the river shall be maintained or enhanced by proper site planning and building design.



### **Symbolically Integrate the River into Adjacent Development**

- o A buffer area averaging 30 feet wide shall be provided along the south side of the river from SR-163 to Fashion Valley Road at the Town and Country site between the wetland habitat area and adjacent development.
- o A buffer area from 30 feet to 50 feet wide shall be provided along the south side of the river at the Hanalei Hotel site between wetland habitat area and adjacent development.
- o The regional east-west pedestrian/bicycle system within the river corridor shall be constructed along the south side of the river at the Town and Country site and the Hanalei Hotel site. The pedestrian/bicycle system shall be provided within a shared, paved path a minimum of 10 feet wide located adjacent to the river and which may be located within the river buffers. At the Town and Country site, the pedestrian/bicycle path shall extend from SR-163 to Fashion Valley Road. An undercrossing under the SR-163 bridge shall be provided to connect with the pedestrian/bicycle path associated with the FSDRIP improvements. An undercrossing shall also be provided under the Fashion Valley Road bridge to connect with the pedestrian/bicycle path associated with the approved Levi-Cushman Specific Plan. At the Hanalei Hotel site, the pedestrian/bicycle path shall extend along the length of the Hanalei Hotel site and shall connect with the pedestrian/bicycle path associated with the approved Levi-Cushman Specific Plan. At both sites, the internal and streetscape pedestrian systems shall be connected to this regional system.
- o The LRT should be located above the 100-year flood and, if feasible, should relate to adjacent structures rather than the river.
- o Passive recreation facilities shall be located along the outer edges of the buffer area to the floodway. These include picnic areas, benches, viewing areas and pathways.

- o The buffer areas shall be planted, where necessary, with a combination of native trees, particularly riparian woodland species, and native shrubs of the coastal sage scrub community.
- o Surface parking areas located near the river corridor shall be either depressed to allow for viewing or screened with berms or landscaping. This will help to maintain the visual integrity from within the river corridor.



**Viewsheds Across the River Should be Maintained or Enhanced**

- o In order to provide visual openness the 150-foot "Design Sensitive Zone" criteria for development adjacent to the river corridor as identified in the San Diego River Wetlands Management Plan shall be adhered to except as otherwise defined in this specific plan. In addition to other criteria, the "Design Sensitive Zone" criteria establishes a maximum building height of 42 feet within this 150 foot area. Buildings should step back from the river corridor. Public, recreational and pedestrian-oriented uses are encouraged.
- o To allow see-through at pedestrian levels along the ped/bike path within the river corridor buffer, landscaping materials in the river corridor areas shall include tall canopy trees, rather than short bushy trees. Visual access to the river shall be provided along at least 20% of the length of the corridor improvements. No visual break shall be greater than 50 linear feet.
- o Generally, ground level view corridors to the river corridor shall be provided from public areas. This will require space between buildings and special development of landscaped areas in the view corridor.
- o The use of appropriate materials shall be encouraged for building facades adjacent to the river. Reflective "mirror" glass shall not be used on building facades which face the river.

## 6. Landform Considerations

Although all of the Atlas sites have been severely altered and disturbed by previous grading operations, the final landform configurations on each site are important. Grading is often overlooked as a way to achieve an integrated community design. The purpose of this section is to provide criteria for landscape grading within the Atlas Specific Plan area. These criteria are intended to create a pleasant aesthetic environment by working together with landscape planting, circulation, and land use as well as other elements of this specific plan. The concept drawings in this section are intended to show general conditions and are not keyed to specific locations. They are intended to serve as criteria that can be used in evaluating proposed final grading plans.

### Concepts and Criteria (For final grading procedures)

- o Buildings and parking areas shall be adapted to the terrain. This could include terracing of buildings either up or down a slope. In addition to providing views and terraced outdoor "deck" areas, the visual impact of slopes is minimized.
- o Variable slope gradients shall be encouraged. However, it may be desirable to create an "architectonic" effect with a slope. That is, the slope may become an extension of the structure, where a "natural" effect may not always be desired and therefore a more rigid, geometric form may result. Large slopes adjacent to native areas and those on the southern portions at the base of the valley slopes shall retain a "natural" appearance.
- o In general, sharp, angular slope forms shall be rounded and smoothed to blend with the natural terrain. All graded slopes shall be revegetated. Where appropriate, buildings should be sited to conceal graded slopes.
- o All cut slopes over 10 feet in vertical height will be serrated to provide a more suitable surface for revegetation.
- o Site development adjacent to the southerly slopes of Mission Valley shall prohibit grading within the established Hillside Review Overlay Zone. Minor exceptions to the foregoing may be acceptable subject to the approval of the City Planning Director.
- o To retain the integrity of the intended grading configurations, the following criteria shall be applied:
  - During construction, measures shall be taken to control runoff from construction sites. Filter fabric, fences, heavy plastic earth covers, gravel berms or lines of straw bales are a few of the techniques which should be considered.
  - Grading shall be phased so that prompt revegetation or construction can control erosion. Where possible, only those areas which will later be resurfaced, landscaped or built on shall be disturbed. Resurfacing of parking lots and roadways shall take place as soon as practicable and not at the completion of construction.

- o The maximum slope ratio allowed shall be 2½:1, as recommended by the Mission Valley Community Plan.
- o Long, continuous "engineered" slopes that have hard edges and no transition areas at the top or toe of the slope shall be avoided. "Natural" landform contour grading shall be used when possible, to create a more natural appearing slope.
- o Transition spaces shall be used between adjacent land uses to take up grade.
- o Berms shall be large enough to actually have a strong visual impact.
- o Landscape grading shall use grade changes imaginatively, accenting or de-emphasizing the change in grade as necessary to achieve the desired design goals. Circulation elements such as trails and paths can effectively respond to grade conditions by meandering in long graceful curves. In contrast, walks that switch direction too often in response to poorly conceived landscape berms, or walks that go up and down over small berms have an unnatural appearance and should be avoided.

## 7. Open Space and Recreation

The preservation of natural open space and the provision of open areas in the Atlas Specific Plan area is a significant component of the urban design concept. Regardless of the aesthetics of structures, humans require a certain amount of quality open space within their home and work environments to maintain an optimum level of physical as well as mental health. Within these open spaces, provisions for recreational opportunities shall be considered. These include both active and passive recreation areas.

Open space can be defined as the total area of land and/or water within the boundaries of the project which is generally free from development or developed with low intensity uses that respect natural environmental characteristics. Useable open space generally includes areas such as the river buffer and any designated park-like or plaza areas adjacent to the river. Project open space includes areas such as setbacks, project entries and internal project plazas, walks, etc. Natural open space encompasses the natural hillside areas of the south side of Mission Valley and the river corridor. The following summarizes the open space by categories for each of the Atlas Specific Plan sites:

| <u>Site</u>               | <u>Open Space</u>    |                      |                      |                    |
|---------------------------|----------------------|----------------------|----------------------|--------------------|
|                           | Natural<br>(Sq. Ft.) | Useable<br>(Sq. Ft.) | Project<br>(Sq. Ft.) | Total<br>(Sq. Ft.) |
| Town and Country          | 374,400              | 48,000               | 406,900              | 829,300            |
| Hanalei Tower             | -                    | -                    | 52,000               | 52,000             |
| Hanalei Hotel             | 116,900              | 94,300               | 100,700              | 311,900            |
| Mission Grove Office Park | -                    | -                    | 40,560               | 40,560             |
| Kings Inn                 | -                    | -                    | 53,200               | 53,200             |
| Mission Valley Inn        | 282,900              | 58,600               | 153,000              | 494,500            |
| <b>TOTALS</b>             | <b>774,200</b>       | <b>200,900</b>       | <b>806,360</b>       | <b>1,781,460</b>   |

Open space is perceived as one of the tools for protecting San Diego's quality of life. It supports the conservation and enhancement of San Diego's existing communities and aids in the creation of new communities which strive to retain and enhance natural amenities.

As a major floodplain, Mission Valley is an important element of the city-wide open space system. Additionally, open space in the Valley serves a dual function of recreation and flood control. Given the topography in Mission Valley, open space, and in particular the river, will affect all aspects of future development in the community including land use, transportation (configuration of surface streets), and urban design.

In Mission Valley, open space includes those areas which form a greenbelt around and through the community. The San Diego River is the most prominent natural open space element. The hillsides which form the north and south boundaries of the community are also a significant natural open space feature.

### Concepts and Criteria

- o Office buildings shall be designed using terraces, roofscapes, and balconies with heavy plantings to create outside open areas. Building roofscapes should be used to serve both active and passive community needs, including areas for social functions and for the enjoyment of urban and river views.
- o Uses along the river will include landscaped areas, walks, gardens and bike paths to complement the proposed vegetation along the river. Hotel facilities such as the guest rooms and lobby areas will be located off the gardens and landscaped areas oriented to the river. Active recreation facilities are proposed within the hotel complex areas; they include swimming pools, tennis courts, exercise rooms, pro shops and snack bar.

### 8. Planting Considerations

The individuality as well as the cohesion between the various land uses in the Atlas Specific Plan area should be strengthened by the planting plan. Overall project identity is greatly enhanced by the continuity of plant materials along publicly visible areas. Conversely, individual parcel identity can be established through variations in planting at major entry points, along smaller streets within the project, and within individual areas.

There are three distinctive "entry" situations within the Atlas Specific Plan area: (1) major community entries - these are the predominant entries one encounters upon entering the specific plan area (i.e. at Taylor Street and the SR-163 interchange); (2) secondary entries - these are entries not as obvious as the community entries, but quite significant, for example, along Fashion Valley Road; and (3) special entries - these are the individual project entries one encounters when traveling along Hotel Circle. A distinctive hierarchy in the design of these entries must be achieved. This can be accomplished through sensitive treatment of the landscape.

Plant material is but one of the elements of the landscape. As described in the streetscape section, there are many components that comprise the "urban land

scape". Although the term "landscape" has many connotations, the emphasis in this design element will be on planting design.

Uses of plants can be categorized into four basic categories:

Architectural Uses - These include space articulation, screening and privacy control.

Engineering Uses - These include erosion control, acoustical control, atmospheric purification, traffic control, and glare or reflection control.

Climatological Uses - These include solar radiation control, wind control, precipitation and temperature control.

Aesthetic Uses - Plants can be used to create certain emotional responses for beauty, for pleasantness, for view enhancement and focal points.

These planting concepts and criteria contain criteria for the planted areas of the Atlas Specific Plan area. These planted areas have a significant role in the image that is created of a community. The planting criteria are designed to create a beautiful community while addressing basic planning goals and concepts, as well as community-wide issues of conservation and urban design.

#### Concepts and Criteria

- o Drought-tolerant plant materials with an emphasis on native plants shall be used extensively throughout the Atlas Specific Plan area. Their use will accomplish several important community planning goals: first, they will enrich the existing landscape character, which is dominated by drought resistant plants; second, their use will conserve water and energy; third, they are economical to maintain; and fourth, in the proper place, they can serve the image-forming needs of the community as well as plants that require more water.

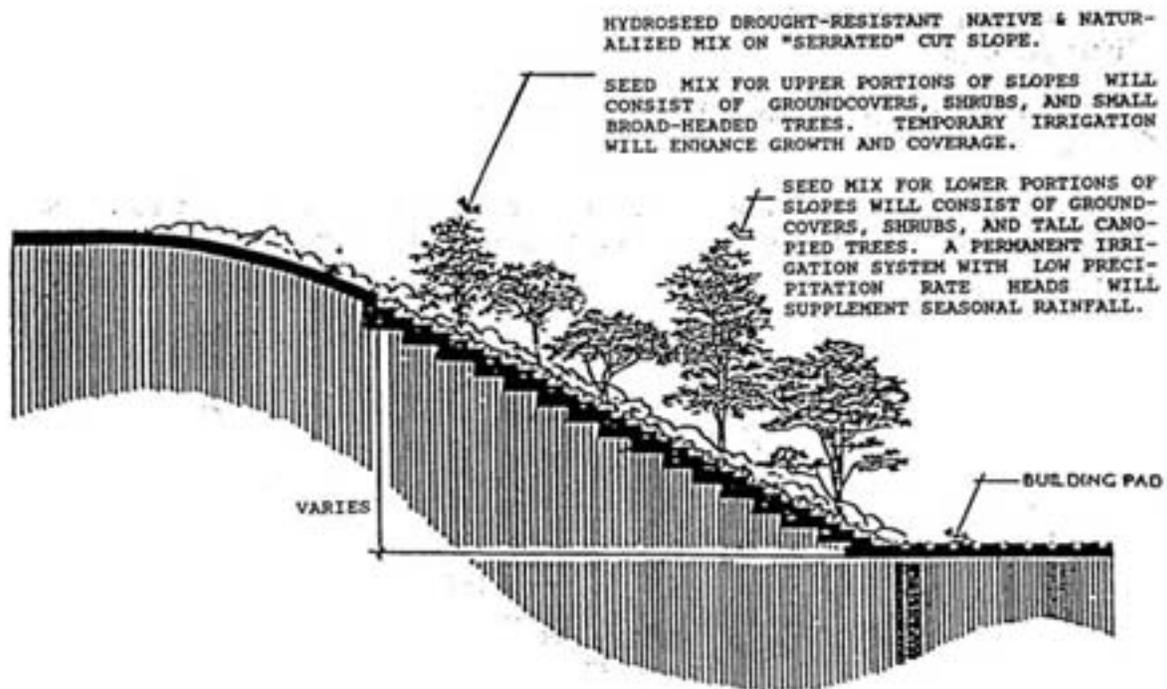
Drought-tolerant plants will need some irrigation, especially in the first few growing seasons. Once the plants are established, irrigation will be required about once a month during the dry months. This irrigation practice will promote deep root growth and a better tolerance for the hot, dry summer months. Irrigation methods will vary depending on the particular situation and the specific plants chosen. In some places, bubbler heads will provide the once-a-month deep watering. Other situations may be better adapted to some form of drip irrigation. Still others may require truck watering for the first few years, and no additional irrigation after that. Specific conditions will require specific solutions that can be implemented as the choice of plant material and specific planting location is known.

The use of drought-tolerant plant material also makes the use of ornamental native plants possible. Many natives are sensitive to overwatering and could not be used unless watering is restricted during the dry months. Plants such as Toyon (*Heteromeles arbutifolia*), hollyleaf cherry (*Prunus ilicifolia*) or sugarbush (*Rhus ovata*) will thrive in dry conditions. These and other native trees and shrubs will be used in a natural way to create a pleasant naturalized landscape.

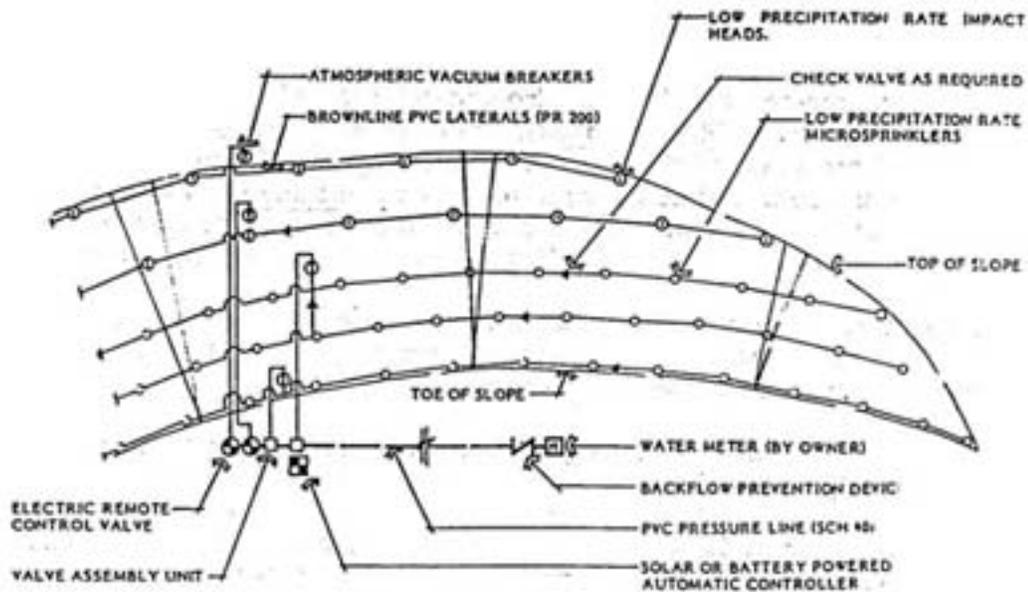
Non-native ornamentals that are drought-tolerant will also be used. Acacia (*Acacia* spp.), olive (*Olea europea*), eucalyptus (*Eucalyptus* spp.) and pines (*Pinus* spp.) are some of the plants that are suggested for use within the Atlas Specific Plan area. Palms (*Washingtonia* spp., *Phoenix* spp.) also are drought resistant, and are suggested for use along the I-8 corridor as a major theme planting and intermittently along Hotel Circle as entry accent planting.

The conversion to drought-tolerant plant material will take time since a considerable amount of plant material presently exists that is not drought tolerant within most of the Atlas sites.

- o An irrigation system shall be required for any planted area to insure plantings are adequately watered.
- o Native plant materials shall be used on existing natural slopes, in designated hillside review areas, and in the river channel and buffer.
- o Graded slopes shall be promptly revegetated with groundcover, shrubs and trees. Hydroseed may be used for groundcover and may include shrubs and trees. Groundcovers shall possess moderate or high erosion control qualities. Further, appropriate fertilization and plant materials shall be verified by soil sampling and analysis by a soils laboratory to be indicated on the landscaping plans for the project. The graphics below and on the following page illustrate typical slope planting and irrigation techniques.

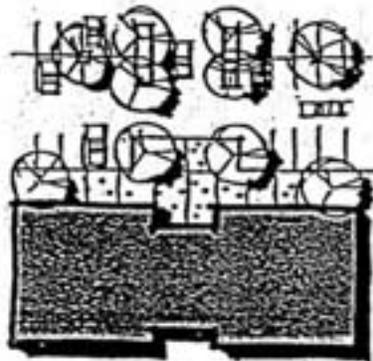


**Typical Cut Slope Planting**



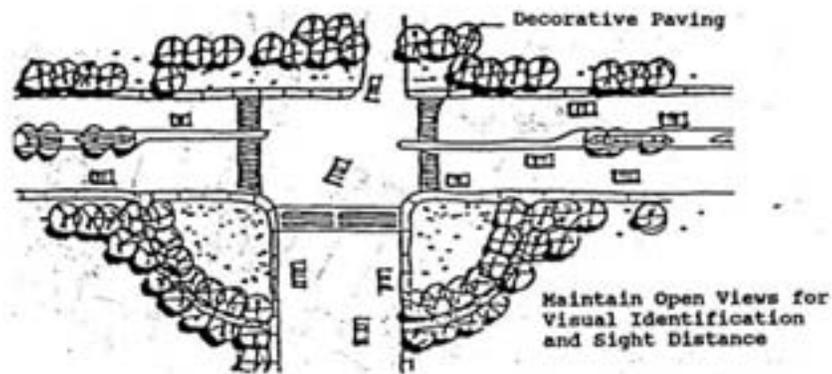
**Typical Slope Irrigation - Plan**

- o All slopes over 5 feet in vertical height shall receive at least a one (1) gallon plant for every 100 square feet of slope area prior to building occupancy on the respective lot.
- o All slopes over 5 feet high shall receive erosion attenuation treatment such as punched-in straw, tacked-on straw, or jute mesh.
- o Street trees shall be long-lived (60 years), deep rooted, and require little maintenance (structurally strong, insect and disease resistant, and require little pruning).
- o Trees and other plants shall be the dominant elements of the major entry statements.
- o Deciduous trees shall be used in south facing outdoor areas around buildings to provide solar access during winter months, while providing shade in hot summer months.
- o Deciduous trees shall be used where winter sun is to be available to outdoor areas.



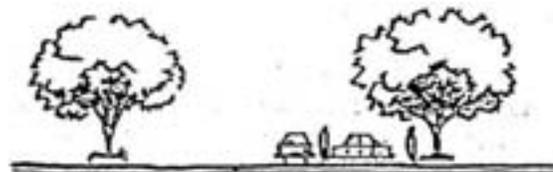
**Incorporate Deciduous Trees into Planting Plans Near Buildings**

- o Trees and shrubs on west sides of buildings shall be concentrated to reduce heat buildup during hot afternoon hours.
- o Round-headed canopied rather than upright trees shall be utilized in parking areas.
- o Parking lot trees shall be evergreen with a mature height and spread of at least 30 feet. They shall also be long-lived (60 years), clean, and require little maintenance (structurally strong, insect and disease resistant, and require little pruning).
- o Where project development areas occur adjacent to the river corridor, those areas shall utilize landscape materials which are compatible with the native vegetation along the river corridor. Where high intensity hotel and office uses are clustered adjacent to the river, river vegetation species should be introduced within usable open space areas such as public plazas created by the building clusters.
- o To allow visibility at pedestrian levels, landscaping materials in the ground level view corridor areas shall include tall trees with canopy areas, rather than short bushy trees.



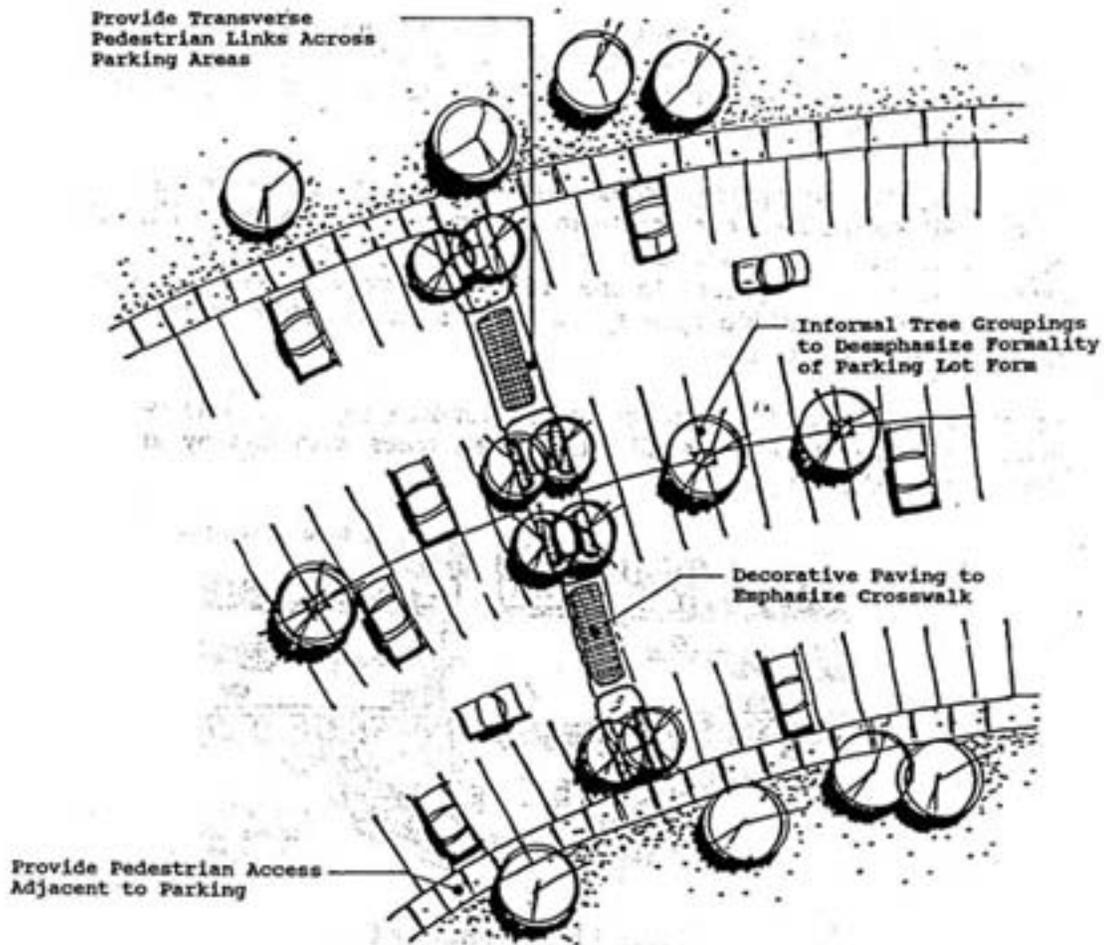
**Typical Major Intersection**

- o In the interest of maintaining sight distances and public safety, trees shall be planted not less than 25 feet from beginning of curb returns at intersections, 10 feet from street lights, 10 feet from fire hydrants, and 10 feet from driveways.



**Broad-Headed Trees Should be Utilized in Parking Areas**

- o On- and off-site views (since they are not panoramic) shall be enhanced through the creation of view frames. These can be horizontal or vertical in nature.



**Typical Parking Lot Treatment**

- o To screen unsightly or undesirable views near a slope area, large dense shrubs shall be massed near the top of the slope, not the toe.
- o Trees and shrubs can be combined with earth berms to screen adjacent views.
- o Plantings designed for major entries shall relate directly to adjacent plantings as well as provide the necessary focal element. If an entry monument or sign is utilized, evergreen shrubs and vines shall be used to provide a visual backdrop and soften its edges. Low plantings of ground cover, turf, or annual color will be used in the foreground.

- o Turf areas shall be minimized except where recreation areas are required. Turf for strictly visual reasons (except at major entries) shall be minimized because of relatively high water use and maintenance costs.
- o Surface parking areas shall be screened from adjacent development.
- o Large walls or fences, such as around tennis courts, shall be softened with large shrubs or small trees.
- o Tree plantings at major intersections shall reflect an "openness" for visual identification, maintaining sight distances, and maintaining open views.
- o The following plant lists indicate acceptable species for use within the Atlas sites. Supplement this list with the list depicted in the streetscape section.

#### Slope Trees

- o \* Acacia cyclops
- o \* Callistemon citrinus
- o \* Ceratonia siliqua
- o \* Eucalyptus species
- o \* + Heteromeles arbutifolia
- o Melaleuca styphelioides
- o \* Pinus eldarica
- o \* + Prunus caroliniana
- o \* + Prunus lyonii
- o \* Schinus terebinthifolius

#### Large Evergreen Round Headed Trees

- o Cinnamomum camphora
- o Ficus retusa
- o \* Quercus ilex
- o Ulmus parviflora

#### Small Evergreen Broad Headed Trees

- o \* Callistemon citrinus
- o \* Ceratonia siliqua
- o \* Eucalyptus ficifolia
- o Geijera parviflora
- o \* Leptosperum laevigatum
- o \* Olea europaea
- o \* + Rhus lancea
- o \* Schinus terebinthifolius

- \* Indicates drought tolerant plant material.
- + Indicates native plant material.

### Evergreen Upright Trees

- o Brachychiton populneum
- o Magnolia grandiflora
- o Tristania conferta

### Large Scale Canopy Trees

- o \* Eucalyptus (selected species)
- o + Fraxinus velutina
- o \* + Platanus racemosa

### Deciduous Round Headed Accent Trees

- o Albizia julibrissin
- o Bauhinia variegata
- o Jacaranda acutifolia
- o Koelreuteria paniculata
- o Lagerstroemia indica
- o \* Pistacia chinensis
- o Pyrus kawakamii (Evergreen Pear)

### Riparian Deciduous Trees

- o \* + Platanus racemosa
- o \* + Populus fremontii
- o \* + Alnus Rhombifolia

### Shrubs

- o Abelia grandiflora
- o Agapanthus africanus
- o \* + Agave americana
- o \* + Artemesia californica
- o \* + Artriplex semibaccata
- o Carissa grandiflora
- o \* + Cassia spp.
- o \* + Ceanothus (all species)
- o \* Dodonaea viscosa
- o \* Echium fastuosum
- o \* Elaeagnus pungens
- o \* Feijoa sellowiana
- o \* + Fremontodendron 'California Glory'
- o Hakea sauveolens
- o Hebe spp.
- o \* + Heteromeles arbutifolia
- o Lantana species
- o \* Leptospermum laevigatum
- o Ligustrum spp. (shrub varieties)
- o \* Mahonia aquifolium

- \* Indicates drought tolerant plant material.
- + Indicates native plant material.

- o Melaleuca species (shrub varieties)
- o \* Nandina domestica
- o \* Nerium oleander
- o \* Myrsine africana
- o Photinia fraseri
- o Pittosporum tobira
- o Pittosporum phillyraeoides
- o Pittosporum crassifolium
- o \* Plumbago capensis
- o \* + Prunus lyoni
- o Pyracantha species
- o Raphiolepis indica
- o \* + Rhus ovata
- o \* + Ribes speciosum
- o \* Rosmarinus officinalis
- o \* + Senecio cineraria
- o \* Teucrium fruticans
- o Viburnum tinus
- o Viburnum japonica
- o Xylosma congestum
- o \* Yucca glauca

#### Vines

- o Bougainvillea species
- o Cissus antarctica
- o Clematis armandii
- o Clytostoma callistegioides
- o Doxantha unguis-cati
- o Ficus pumila
- o Parthenocissus tricuspidata
- o Solanum jasminoides
- o \* Tecomaria capensis
- o Wisteria species

#### Groundcovers

- o \* Achillea tomentosa
- o Arctotheca calendula
- o \* + Atriplex semibaccata
- o \* + Baccharis pilularis (dwarf varieties)
- o \* Drosanthemum species
- o \* Fragaria chiloensis
- o Gazania uniflora
- o Hedera helix
- o Hypericum calycinum
- o \* + Lampranthus species
- o Lippia canescens
- o \* Malephora crocea
- o Myoporum parvifolium

- \* Indicates drought tolerant plant material.
- + Indicates native plant material.

- o Pelargonium peltatum
- o Potentilla verna
- o \* Rosmarinus officinalis var. prostratus
- o \* Sedum confusum
- o Verbena peruviana
- o Vinca major
- o Vinca minor

\* Indicates drought tolerant plant material.  
 + Indicates native plant material.

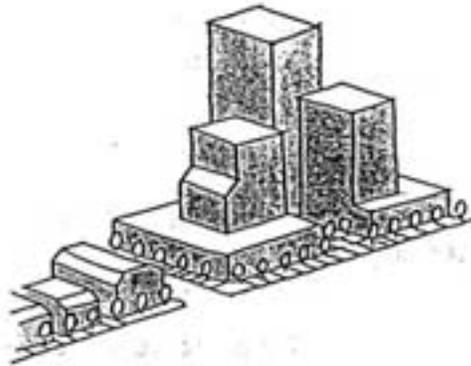
## 9. Architectural Considerations

This section contains design concepts and criteria related to architectural form, massing, aesthetics and materials. To give the developer enough flexibility, the criteria are conceptual in nature and allow a variety of options. These criteria, though conceptual, should be followed as closely as possible to insure that the intended urban design quality is implemented.

### Concepts and Criteria

- o A mixture of high-rise, mid-rise and low-rise structures is proposed within the Atlas Specific Plan area. Tall buildings should be designed in the form of slim towers. Consideration shall be given to the selection of materials that offset and enhance the dramatic landscape and topographic features in the valley and the inland mountains.
- o Mid-rise hotel buildings should make extensive use of balconies, decks, and roof terraces. Building materials shall be homogeneous and shall provide either a contrast or a blending with the open space and landscaped areas.
- o Low-rise buildings shall pay special attention to roof area treatment, the location and screening of roof-mounted equipment and roof materials. Pitched roofs or other special roof forms may be preferred in some cases to flat roofs. Flat roof areas shall be considered for human use as terraces, or surfaced with materials of earth tone colors of darker hues.
- o In general, mechanical equipment should not be roof-mounted. Where necessary to be roof-mounted, equipment shall be enclosed or screened from view.
- o Low-rise buildings shall be designed with homogeneous materials that complement landscaping materials. Special care shall be given to building detailing, particularly at building entrances.
- o Structures shall be designed to create transitions in form and scale between large buildings and adjacent smaller buildings.
- o Building Height Limit Zones shall be as follows:

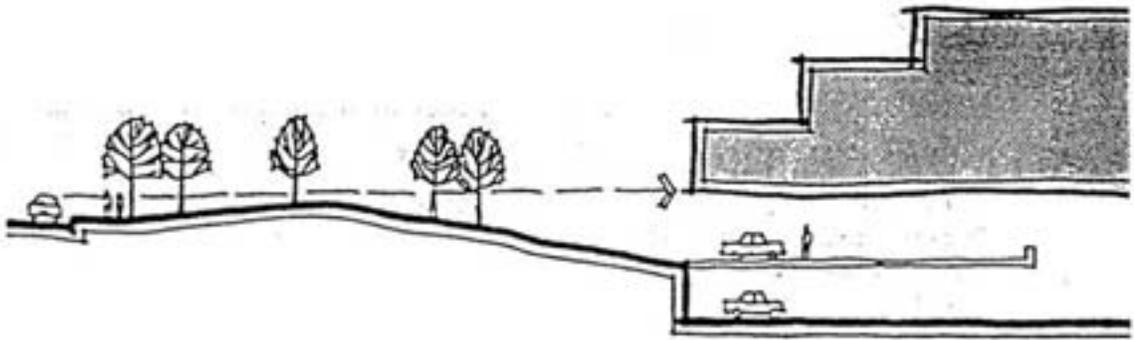
| <u>ZONE</u>                                                          | <u>MAXIMUM PERMITTED HEIGHT</u>    |
|----------------------------------------------------------------------|------------------------------------|
| South of I-8                                                         | 40 feet with exceptions to 65 feet |
| North of I-8                                                         | 250 feet                           |
| Within the 150-foot wide Design Sensitive Zone at the river corridor | 42 feet                            |



**Design Structures to Create Transitions in Form and Scale Between Large Buildings and Adjacent Smaller Buildings**



- o Building development at the base of slopes shall utilize building materials and colors which are comprised of earth tones, particularly darker hues.
- o Parking garages shall be provided as an integral part of new development utilizing ground level spaces for retail or other similar activity, where possible.
- o Parking structures shall be screened from street views where possible. Plant material could also be used to create interest.



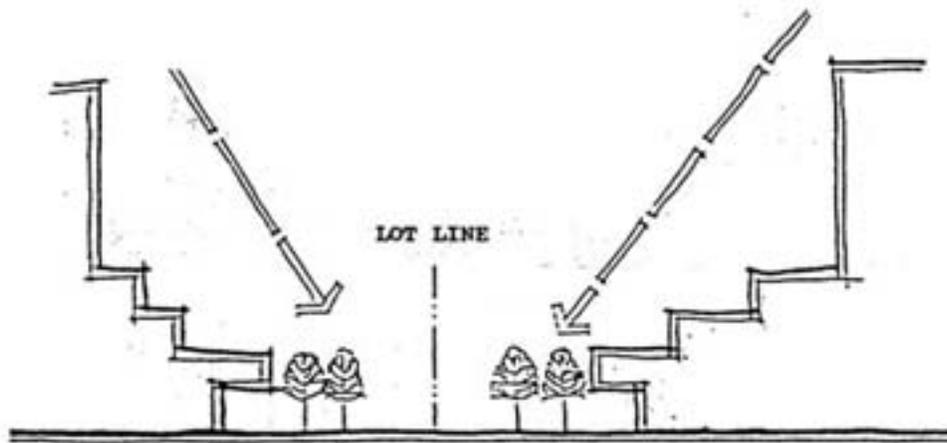
**Parking Areas Should be Placed Below grade or "Tucked Under" Buildings.  
This Maximizes Site Efficiency and Places Parking Areas Out of View.**

- o Parking areas placed below grade, "tucked under" buildings, or in inconspicuous above grade parking structures shall be encouraged. This maximizes site efficiency and places parking areas out of view.
- o Buildings shall terrace up from adjacent streets. Rather than create "hallway" effects, structures shall "open up" at the upper levels eliminating "dark" streets.
- o Building forms shall be designed to create visual interest. Changes in form by varying levels and planes can create a visually satisfying structure.



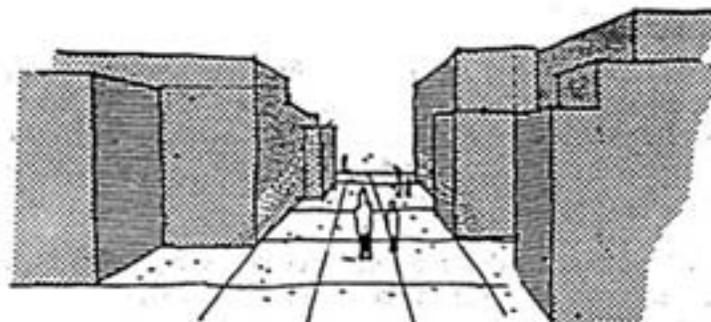
**Parking Structures Should be Screened from Street Views Where Possible.  
Plant Material Could Also be Used to Create Interest.**

- o Buildings shall complement surrounding topography. For example, buildings adjacent to steep slopes should reflect the slope by gradual "step-up" design towards the slopes.

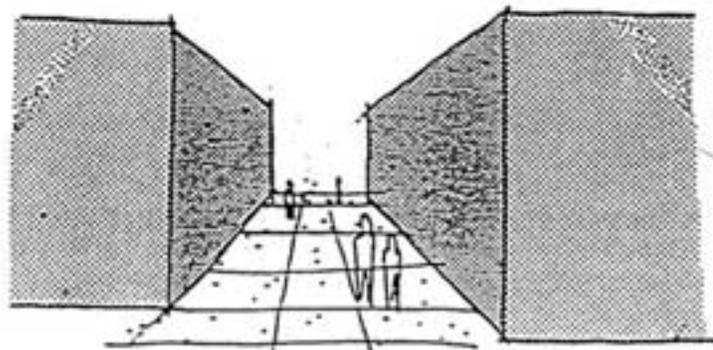


**Where High Rise Buildings are Adjacent, Terracing Should be Utilized to Prevent Dark Unpleasant Spaces.**

- o Tunnel-like effects between buildings should be avoided.
- o Building forms should terrace down to riverfront areas.
- o Where high rise buildings are adjacent, terracing should be utilized to prevent dark unpleasant spaces.

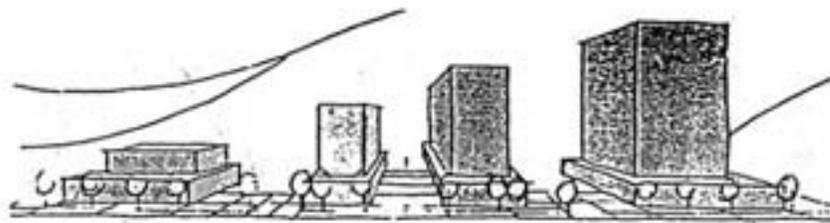


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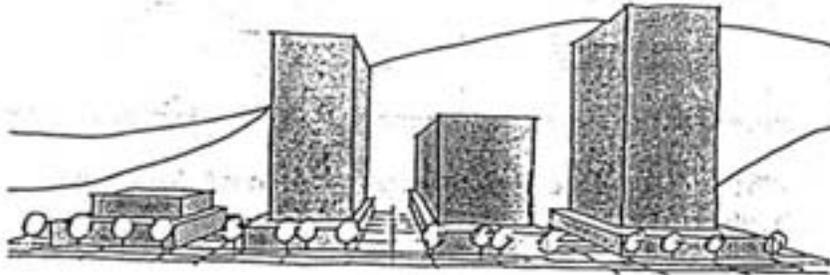


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**Avoid Tunnel-Like Effects Between Buildings**



LIKE THIS



NOT THIS

**Building Clusters Should Relate to Surrounding Topography and Create Appropriate Height Transitions**

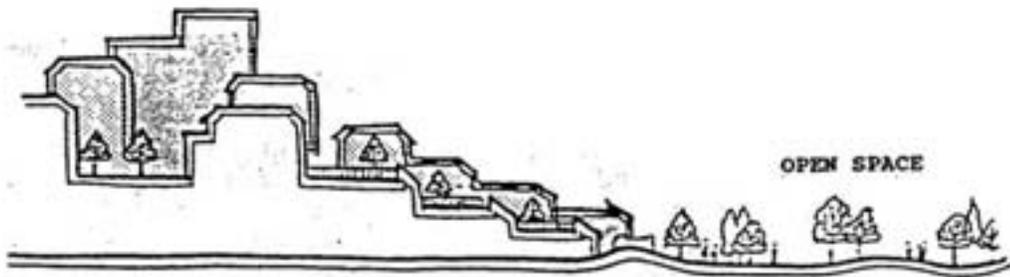
- o Buildings adjacent to the southerly slopes of Mission Valley shall incorporate the architectural guidelines of the Mission Valley Community Plan Implementation Program.
- o Building clusters shall relate to surrounding topography and create appropriate height transitions. Background topography shall be considered an asset. Rather than "fight" the existing forms of the valley, building clusters shall logically transition in height and form from one structure to the next considering the surrounding topography.
- o Tall buildings that face pedestrian streets and spaces shall incorporate design features that increase visual interest at street level.
- o Buildings shall be designed to create comfortable scale relationships with adjacent open areas.

10. Visual Considerations

To maintain the special visual character of the Atlas Specific Plan area the following visual concepts and criteria shall be followed as closely as possible. The basic concept is that of utilizing view corridors throughout the project. Visual terminuses such as plazas, fountains, special buildings, or sculpture shall occur at key points within these corridors to act as focal points. In addition, the orientation of the buildings shall reflect the visual corridor objectives.

Concepts and Criteria

Developments shall provide landmarks and focal points for visual orientation, through visual vertical elements or other special forms. These architectural forms are particularly applicable to the urban plaza area adjacent to the river.



**Buildings Should be Designed to Create Comfortable Scale Relationships with Adjacent Open Space Areas**

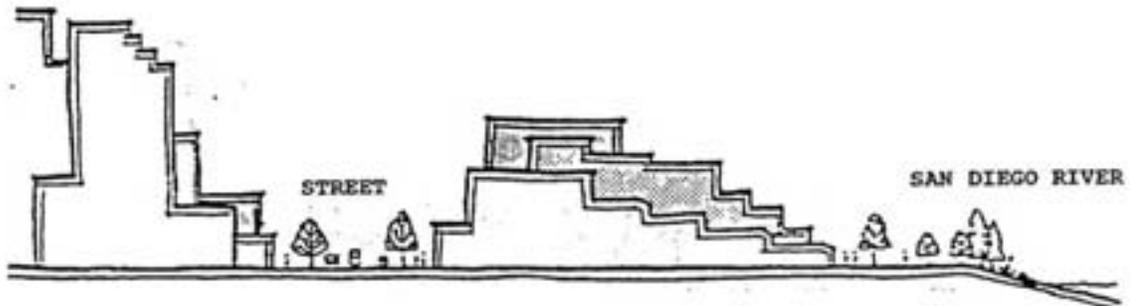


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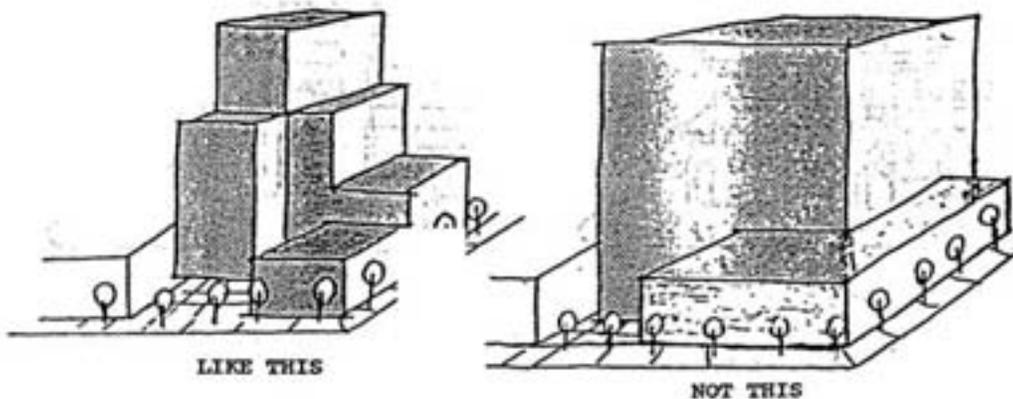
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**Tall Buildings that Face Pedestrian Streets and Spaces Should Incorporate Design Features that Increase Visual Interest at Street Level**

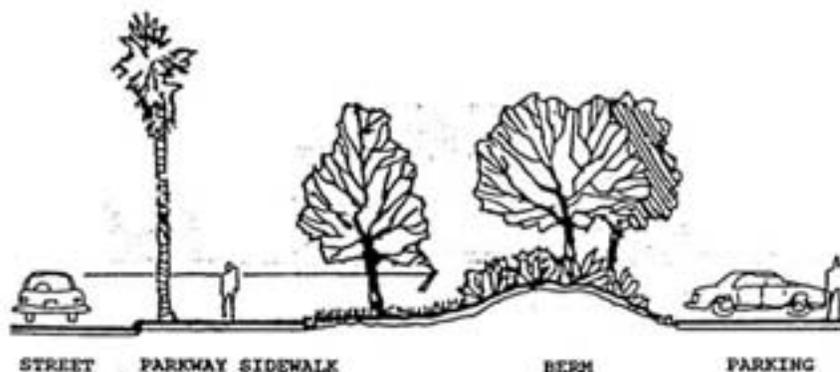


**Building Forms Should Terrace Down to Riverfront Areas**

- o Individual parcels shall be site planned to consider internal views (for example, in recreation areas) as well as views looking outward.
- o Because of the view impacts of large low-rise buildings as seen from above, mechanical equipment should not, in general, be roof-mounted. Where necessary for equipment to be roof-mounted, roof areas shall be carefully designed to enclose or screen mechanical equipment. Roof-mounted equipment should be incorporated into the architectural design of buildings or should be logically grouped or clustered in a manner which allows them to be effectively screened with free-standing or parapet walls. Projects shall also consider the development of roof forms and the use of roof materials that will have positive visual impacts by providing color and pattern. Ideally, strong consideration shall be given to the use of roofs for recreation, as terraces and landscaped park-like areas, in conjunction with project recreational activities or commercial activities such as restaurants.
- o View corridors from I-8 to the river and from I-8 to the hillsides shall be provided for the Town and Country, Hanalei Hotel, and Mission Valley Inn sites. Refer to the site specific criteria section of the Urban Design Element of this specific plan.



**Building Forms Should be Designed to Create Visual Interest**



**Parking Areas Adjacent to Streets Should be Screened**

## 11. Energy and Conservation Considerations

The need for proper energy planning has become readily apparent in recent years. Shortages of traditional energy sources coupled with spiraling prices make it important that steps be taken to control and conserve the amount of energy expended on a local and national level. Within this context, the following criteria for the Atlas Specific Plan area have been prepared. Significant energy savings will be realized as these guidelines are integrated into the planning and design of each site. Specific energy-saving techniques listed in this section are intended to serve as design criteria to be used by architects, site planners, landscape architects and engineers. Atlas Hotels has been extremely successful in exceeding energy conservation goals through well-organized and implemented energy conservation techniques.

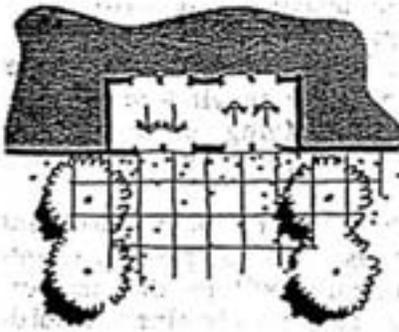
All new or improved buildings within the Atlas Specific Plan area must comply with the minimum state energy conservation standards, presently embodied in Title 24 of the California Administrative Code. As a goal for the Atlas Specific Plan area, all major buildings should exceed Title 24 standards. Typically, state energy standards concentrate on structural factors such as insulation, glazing, etc. This section outlines a conservation program which complements Title 24, by concentration on other avenues of energy conservation not ordinarily addressed by the state requirement. The emphasis is on instituting a number of financially-feasible conservation techniques, such as appropriate landscaping, daylighting, water management etc., rather than attempting the implementation of specialized, high-technology devices such as solar or wind-powered mechanisms. It is believed this strategy offers an equally satisfying end product, while, at the same time, representing significantly more favorable life cycle costs.

One conservation technique which will be incorporated into the design of the Atlas Specific Plan area is the concept of multiple use development. In essence, this concept combines various land uses within the project. This results in fewer vehicular trips than would a comparably-sized traditional development simply because some residents have the opportunity to work, shop and recreate within the confines of the Valley rather than commuting. Other benefits accruing from a project of this scale include connections with major public transit networks including the LRT and bus lines in the Mission Valley area.

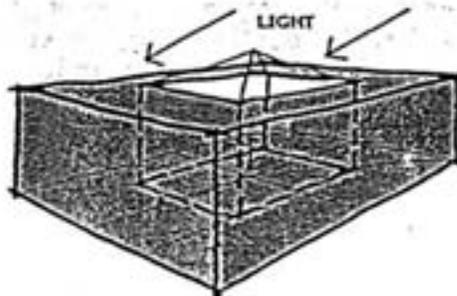
Site planning to take advantage of passive solar energy will be encouraged. The kinds of plant material and their location, window exposure, roof overhang, and building alignment should be manipulated to maximize the "free" energy the sun provides daily. In those places where "active" solar collectors can be used, and also "passive" solar considerations can be utilized, access to the sun's radiation should be preserved and maintained.

### Concepts and Criteria

- o Nearly 50 percent of a commercial building's energy is used for lighting purposes. Approximately 33 percent of total building energy is consumed by environmental comfort systems. Daylighting shall be used as a conservation technique on low rise buildings where possible. This can be done by utilizing skylights, atriums, and courtyards to maximize available window space. It provides desirable results and an attractive economic return on investment.
- o Appropriate glazing techniques shall be utilized to permit interior light penetration up to twenty (20) feet within buildings. For interior areas greater than twenty (20) feet from window areas, skylights, light wells, interior courts or similar architectural features shall be considered.
- o In conjunction with daylighting technology, low wattage light fixtures, dimmer switches, zoned lighting banks and time controlled lighting controls for public areas shall be utilized.
- o Energy efficient appliances shall be used in all buildings.



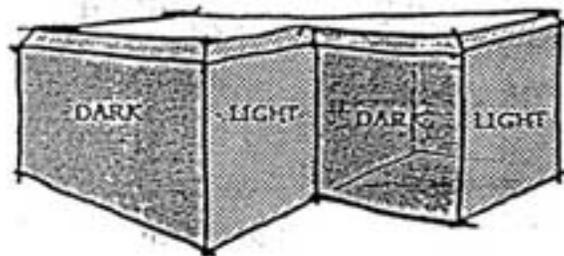
### **Consider Utilizing Vestibules at Entryways to Reduce Heat or Cold Infiltration**



### **Buildings Should be Designed to Maximize Natural Lighting**

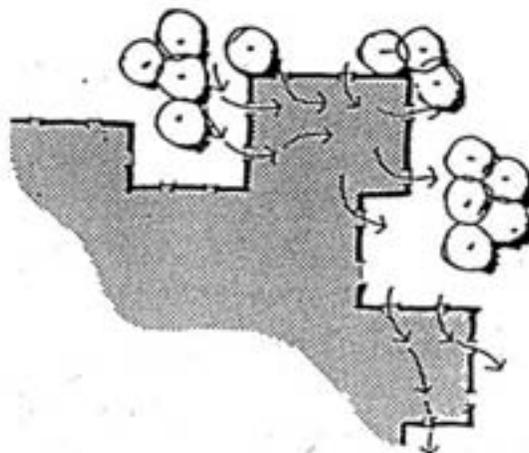
- o Utilization of vestibules at entryways shall be considered to reduce heat and cold infiltration into buildings.

- o Buildings shall be properly insulated. Insulative blankets should be utilized to isolate the building mass from the exterior building skin.
- o Appropriate building colors shall be used to minimize heat gain into building structures.
- o Roof surfaces shall be constructed of materials to minimize solar roof loads, unless a passive heat system is employed.
- o Building facades shall incorporate overhangs, canopies or other methods to reduce heat gain.



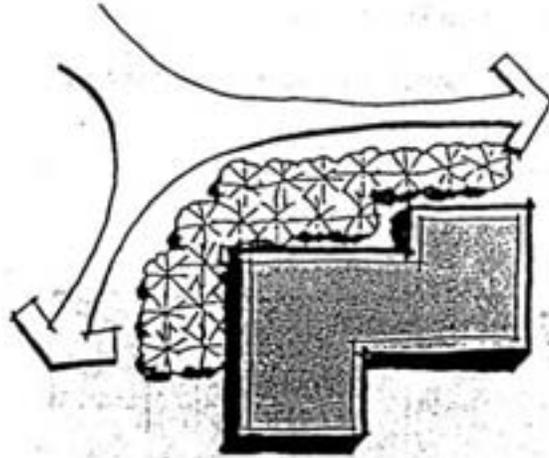
**Appropriate Building Colors Should be Used to Minimize Heat Gain**

- o The use of cogeneration or district heating and cooling facilities shall be considered.
- o Buildings shall not be solely dependent on mechanical systems for ventilation. Buildings should be designed to encourage natural ventilation.



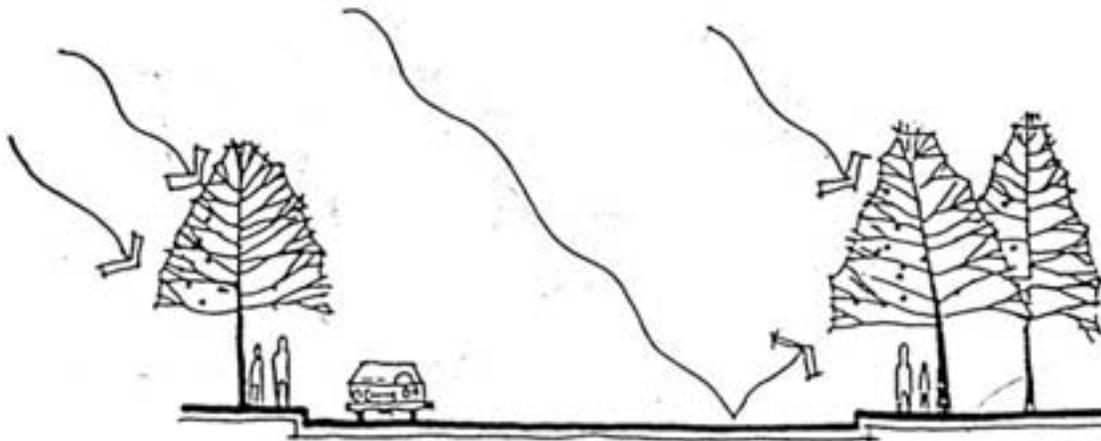
**Buildings Should be Designed to Encourage Natural Ventilation**

- o When designing exterior plazas and courtyards, buildings shall be of appropriate height and clustered to provide wind and sun protection.
- o Evergreen trees shall be placed on the north, northeast and northwest sides of buildings to provide protection from cold north winds.



**Evergreen Trees Should be Placed on the North Side of Buildings to Shield North Winds**

- o The installation of "active" solar hot water and space heating systems shall be considered for buildings within the project; and, if installed rooftop solar energy collectors shall be designed as an integral part of the building form. The slopes necessary for the energy collector are important and possible determinants of architectural shapes. If rooftop solar energy collectors are brought into a building complex subsequent to construction, an appropriate add-on design that integrates the collectors to the building form shall be required.



## Water Conservation

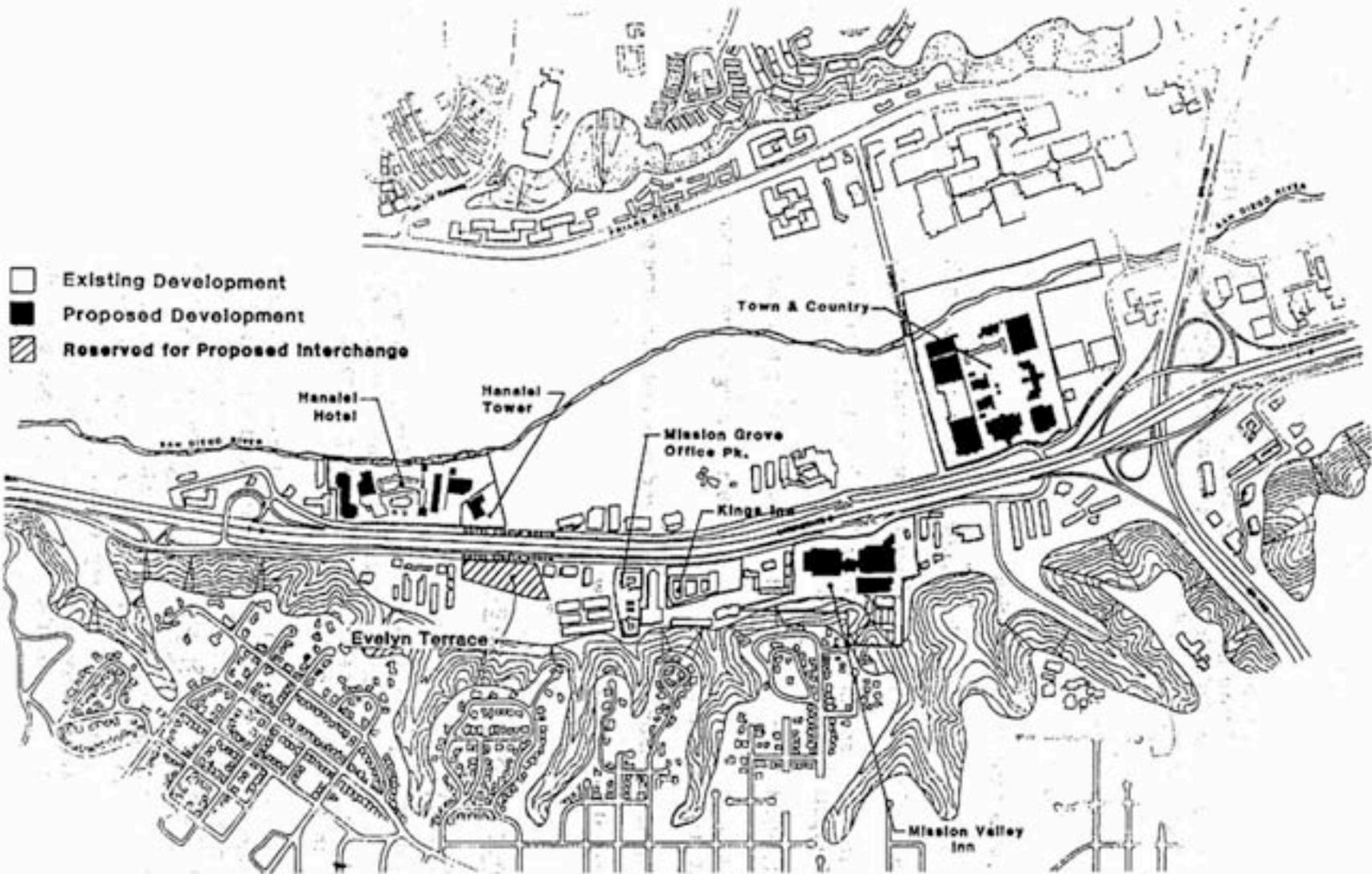
- o Direct water conservation by the users can be achieved through the installation of pressure and flow reducing mechanisms within the water distribution system itself. The following are water saving devices which have been deemed most appropriate and feasible for installation to meet the water savings goal.
  - Low-flow shower head and faucets.
  - Low-flow toilets.
  - Cycle adjustment dishwashers.
  - Pressure regulators to limit household pressure to a maximum of 60 psi.
  - Hot water pipe insulation or instantaneous water heaters.
  - Automatic sprinkler systems for irrigation with timers with low precipitation rates and water sensors.
  - Standard water meters and house connections pipe sizes (no oversizing).
- o Water shall be conserved wherever possible by using low maintenance drought tolerant plant material.
- o Drip irrigation systems shall be encouraged, especially for tree plantings.
- o Encourage the use of reclaimed water.

## C. SITE SPECIFIC DESIGN CRITERIA

### Conceptual Site Plans

Because each individual Atlas site is unique in character, access, topography, land use and overall visual and functional context, the following site specific urban design criteria have been prepared. The previous general design criteria shall still be utilized as they pertain to each site.

Conceptual site plans have been prepared to better illustrate the urban design concepts presented in this urban design element and are reproduced as part of the discussion for each of the sites. Figure 29 delineates existing and proposed development within the Atlas Specific Plan area. The building foot-prints shown on these plans do not indicate the final building form. Similarly, the pedestrian and open space systems indicate design concepts which will be delineated and further refined during the final design process. However, based on the criteria prepared, the conceptual site plans serve a very useful purpose in illustrating what the project could look like. To ensure that the basic urban design concepts depicted in the site plans are adhered to, the following concepts and criteria have been prepared.



**Existing and Proposed Development**

Atlas Specific Plan

**29**

FIGURE



## 1. Town and Country

This is the largest and most intensely developed of the Atlas sites. It has the most potential for multiple use, and by its location it can become the eastern gateway to the Hotel Circle area. Figures 30 and 31 illustrate a schematic site plan with building height relationships and conceptual open space and view corridor criteria for the Town and Country site. Figure 32 illustrates the anticipated phasing for the Town and Country development. Figure 33 illustrates the circulation and streetscape concepts and criteria. Figures 34 and 35 present cross-sections illustrating various aspects of the proposed development. Figures 36 and 37 illustrate the proposed pedestrian bridge across the river. Figure 38 illustrates the proposed transitional buffer along the south side of the river channel. Figure 39 summarizes certain development criteria for this site.

The 39.4-acre Town and Country site will be the most intensely developed within the specific plan area. The development will include a mixture of hotel, retail, and hotel-related commercial and convention center uses.

The site is currently developed with approximately 960 hotel rooms, a 58,000 square foot convention center and several restaurants. The proposed plan projects a build-out hotel room population of 2,300 guest rooms, 229,000 square feet of exhibit and meeting space, and parking for 3,680 cars. Development is planned to occur in three phases, which are outlined on Figure 32.

Phase One work includes addition of a new 100,000 s.f. exhibit hall, development of a new hotel tower with 562 net additional hotel rooms and lobby space at Hotel Circle North, and the addition of a new parking structure at the southeast corner of the site. Development of a new 39,100 s.f. meeting/conference center, a 29,500 s.f. expansion of the existing Mission Ballroom and certain vehicular and pedestrian amenities are also proposed as part of this phase. The intent of work in this phase is to establish a new image for the site, and begin work on the pedestrian and vehicular infrastructure.

Phase Two encompasses the river channel improvements, development of an additional hotel tower at the eastern boundary of the site, a new meeting/conference center, the addition of service facilities, further development of vehicular and pedestrian amenities, and work aimed at the development of a vibrant pedestrian system along the river.

Phase Three encompasses the addition of a new parking structure at the northwest corner of the site, and the new restaurant/lounge adjacent to the river corridor. Hotel and other hospitality-related activities will be integrated with park-like plaza and pedestrian amenity systems oriented to the river view and use.

Special features proposed for the Town and Country site include a pedestrian plaza oriented to the new riverfront development with associated open spaces integrated with the redesigned riverfront edge. A restaurant and lounge with outdoor dining is located within this area visually and functionally linking the Town and Country development with the river corridor. The existing pedestrian bridge across the river will be replaced and expanded, linking Fashion Valley Shopping Center to the Town and Country site, and providing a pedestrian/bicycle connection to the future Camino de la Reina/LRT station on the north side of the river as shown in Figures 36 and 37. A pedestrian plaza/park is proposed for the interior of the development. Water elements such as pools, fountains, and artificial streams will be developed within the interior of the Town and Country site.